

Southampton & Eastleigh Building Control Partnership

Charges for Building Regulation Applications Applicable from 1st April 2024

New Dwellings

The charges for building regulation work are required to cover the cost of providing the service.

There are two methods of establishing the charge for building works:

1. Standard charges.
2. Individually determined charges.

Standard Charges – the following table details the standard charge for up to 5 new dwellings.

These standard charges have been set by the authority on the basis that the building work does not consist of, or include, innovative or high-risk construction techniques and the duration of the building work from commencement to completion does not exceed 12 months.

The charges have been set on the basis the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work referred to in the standard charge's tables. If they are not, work may incur supplementary charges.

Individual determination of a charge

Charges are individually determined for larger and / or more complex schemes including:

- Work consisting of the erection of more than 5 dwellings or
- Work consisting of the erection of dwelling where the floor area of a dwelling exceeds 300m²

If your building work is defined as requiring an individual assessment of a charge you should contact the following:

- Neil Ferris, Building Control Partnership Manager: neil.ferris@southampton.gov.uk
- Tony Parkin, Principal Building Control Surveyor: tony.parkin@southampton.gov.uk
- Ashley Morgan Principal Building Control Surveyor: ashley.morgan@southampton.gov.uk
- Building Control: building.control@southampton.gov.uk

Application Types - the relevant charge will depend on the type of application deposited.

Full Plans Applications – where detailed drawings are being deposited the plan charge plus VAT will be payable. The inspection charge will be invoiced after the first site inspection.

Building Notice Applications – this is an alternative option to submitting a Full Plans application. If you are making this type of application the full Building Notice Charge plus VAT must be made at plan deposit stage.

Regularisation Applications – work carried out without permission attracts a charge equal to 140% of the corresponding Building Notice Net Charge. VAT is not applicable to this type of application.

Payment Details – When submitting via www.submitaplan.com online payment may be made after submission, on receipt of a payment link, sent via email. Invoices may also be paid online; details of payment methods are listed on the Invoice.

Refunds

Where a refund is considered appropriate a deduction will be made for administration and costs incurred. A minimum deduction of £50.96 (includes VAT) will be made.

Reduction in Plan Charges

Repetitive work may attract a reduction of 25% of the published charges.

Exemption from Charges – works provided for the sole purpose of providing access, accommodation or facilities for disabled persons relating to dwellings and public buildings do not require an application charge.

TABLE A
STANDARD CHARGES FOR THE CREATION OF NEW HOUSING
 VAT is calculated at a rate of 20% (VAT is not payable on a Regularisation Charge)

	Full Plans Applications and Associated Charges				Building Notice Application	
Number of Dwellings	Full Plans Plan Charge (payment with application)		Full Plans Inspection Charge (invoiced after commencement)		Building Notice Charge (payment with application)	
	£		£		£	
	Net	Total inc VAT	Net	Total inc VAT	Net	Total inc VAT
1	178.33	214.00	535.83	643.00	714.17	857.00
2	288.33	346.00	865.00	1038.00	1153.33	1384.00
3	338.33	406.00	1015.83	1219.00	1354.17	1625.00
4	388.33	466.00	1165.83	1399.00	1554.17	1865.00
5	438.33	526.00	1316.67	1580.00	1755.00	2106.00

Note – for 6 or more dwellings or if the floor area of a dwelling exceeds 300m² the charge is individually assessed.

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**For further advice or assistance please contact the building control office:**

Southampton Building Control Office

Email: [building.control@southampton.gov.uk](mailto:building.control@southampton.gov.uk)

**Submitting your Application:** Applications must be deposited electronically using our on-line submission system: [www.submitaplan.com](http://www.submitaplan.com).